



**Connells**

Lindsay Avenue  
NORTHAMPTON





## Property Description

Upon entering the property, you will be greeted by a bright and spacious living room, perfect for entertaining guests or relaxing with family. The conservatory, located at the rear of the house, offers a versatile space that can be used as a dining area, home office, or additional lounge area. It is flooded with natural light, creating a tranquil and inviting atmosphere.

The kitchen is fully fitted with appliances and offers plenty of storage space. There is also a separate dining area, ideal for enjoying meals together.

Moving upstairs, you will find three generously sized bedrooms, all with ample natural light and fitted wardrobes for added convenience. The bedrooms share a well-appointed family bathroom.

The property also features a private, low-maintenance garden at the rear, providing the perfect space for outdoor activities or enjoying a morning coffee. Additionally, there is a shed for storing garden tools and equipment.

Auction Start Date: Wednesday, 7th Feb 2024  
at 6:00 PM

Auction End Date: Wednesday, 21st Feb  
2024 at 12:00 PM

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a

start price and undisclosed reserve price that can change.

## Entrance Hall

Enter via double glazed door to the front aspect. Storage cupboard. Wall mounted radiator.

## Cloakroom

Double glazed window to the side aspect. Wash hand basin and low level WC. Wall mounted radiator.

## Lounge

14' 2" x 10' 10" ( 4.32m x 3.30m )

Double glazed bay window to the front aspect. Wall mounted radiator. Open coal fire.

## Dining Room

10' 7" max x 10' 11" max ( 3.23m max x 3.33m max )

Double glazed wooden door to the rear leading to the conservatory. Wall mounted radiator.

## Kitchen

8' 5" max x 8' 10" max ( 2.57m max x 2.69m max )

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated double oven, gas hob with hood over. Space for dishwasher and under counter appliance. Double glazed window to the rear aspect. Double glazed door and window to the side aspect.

## Conservatory

12' 8" x 8' 7" ( 3.86m x 2.62m )

## Landing

Access to loft space. with hatch. Double glazed window to the side aspect.

## Bedroom One

11' 9" x 10' 11" max ( 3.58m x 3.33m max )

Double glazed window to the front aspect. Wall mounted radiator.

## Bedroom Two

10' 8" x 10' 11" ( 3.25m x 3.33m )

Double glazed window to the rear aspect. Wall mounted radiator.

## Bedroom Three

8' 3" max x 8' 10" max ( 2.51m max x 2.69m max )

Double glazed window to the rear aspect. Cupboard housing combi boiler. Wall mounted radiator.

## Bathroom

Bath with electric shower over, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the side aspect.

## Outside

## Rear Garden

Patio area. Gated side access. Two sheds.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/NHT412490](http://connells.co.uk/Property/NHT412490)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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